

## **Park Ridge Replacement Sites**

**Prepared For:**

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Real Estate Director**

**Prepared By:**

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Senior Vice President**

**October 5, 2006**



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## I. Land Survey



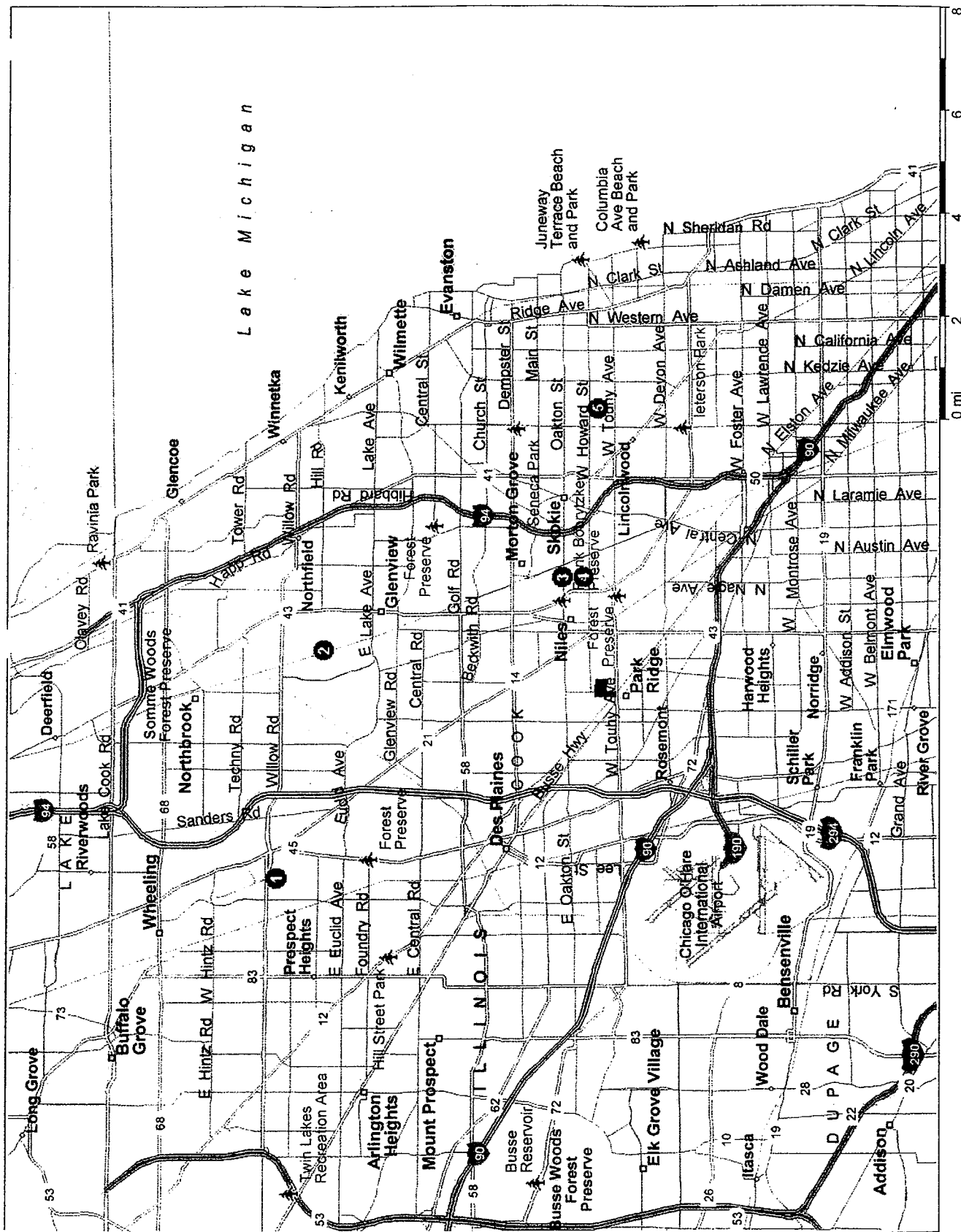
Park Ridge Replacement Sites  
10/5/2006

Tranmere Grow Company

Map Key	Location	Size (Acres)	Improvements	Zoning	County	Utilities	Developer Controlled	Incentive	Price per s.f.	Total price	Comments
1	Piper Road, Prospects Heights	5	none	Industrial	Cook	Yes	No	Class 6	\$12.50	\$2,722,500	Owned by the City of Prospect Heights. Sold adjacent land to the FAA
2	Johns Drive, Glenview	3	15,000 sf	Industrial	Cook	Yes	No	Class 6	\$22.96	\$3,000,000	Owned by trucking company.
3	6600 W Howard	4.6	none	Industrial	Cook	Yes	No	Class 6	For lease		Vacant land undergoing environmental remediation
4	6600 W Howard	4	older industrial building	Industrial	Cook	Yes	Duke	Class 6		\$5,300,000	Proposal by Duke Realty for build-to-suit. Large industrial facility on the site.
5	7401 Hamlin	4.3	74,000 sf	Industrial	Cook	Yes	No	Partial Class 6	\$5.75 psf	\$3,400,000	building could be retrofitted. Across from residential



## II. Site Map

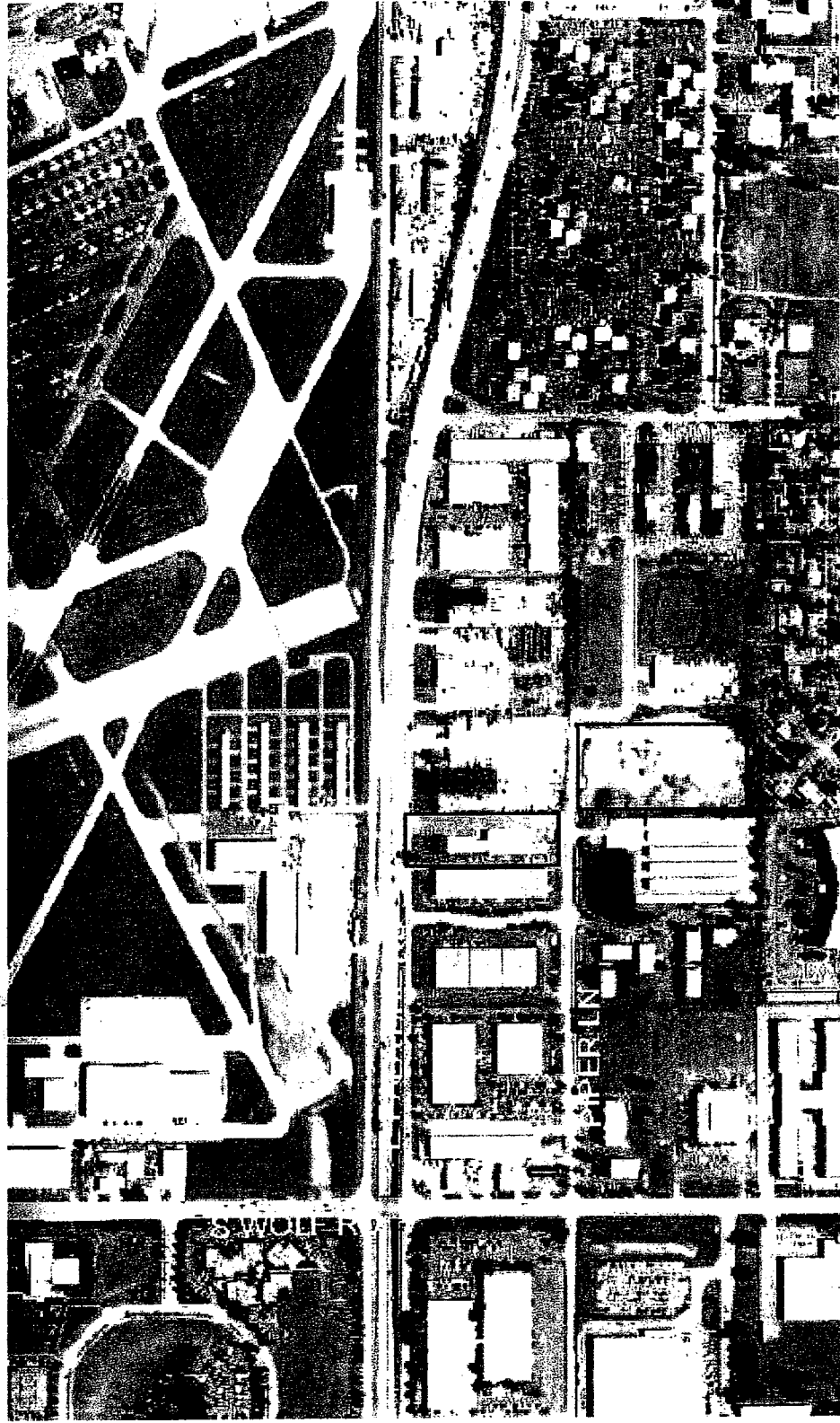


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### III. Land Summary

1  
Piper Lane, Prospect Heights



**nicor**

Trammell Crow Company



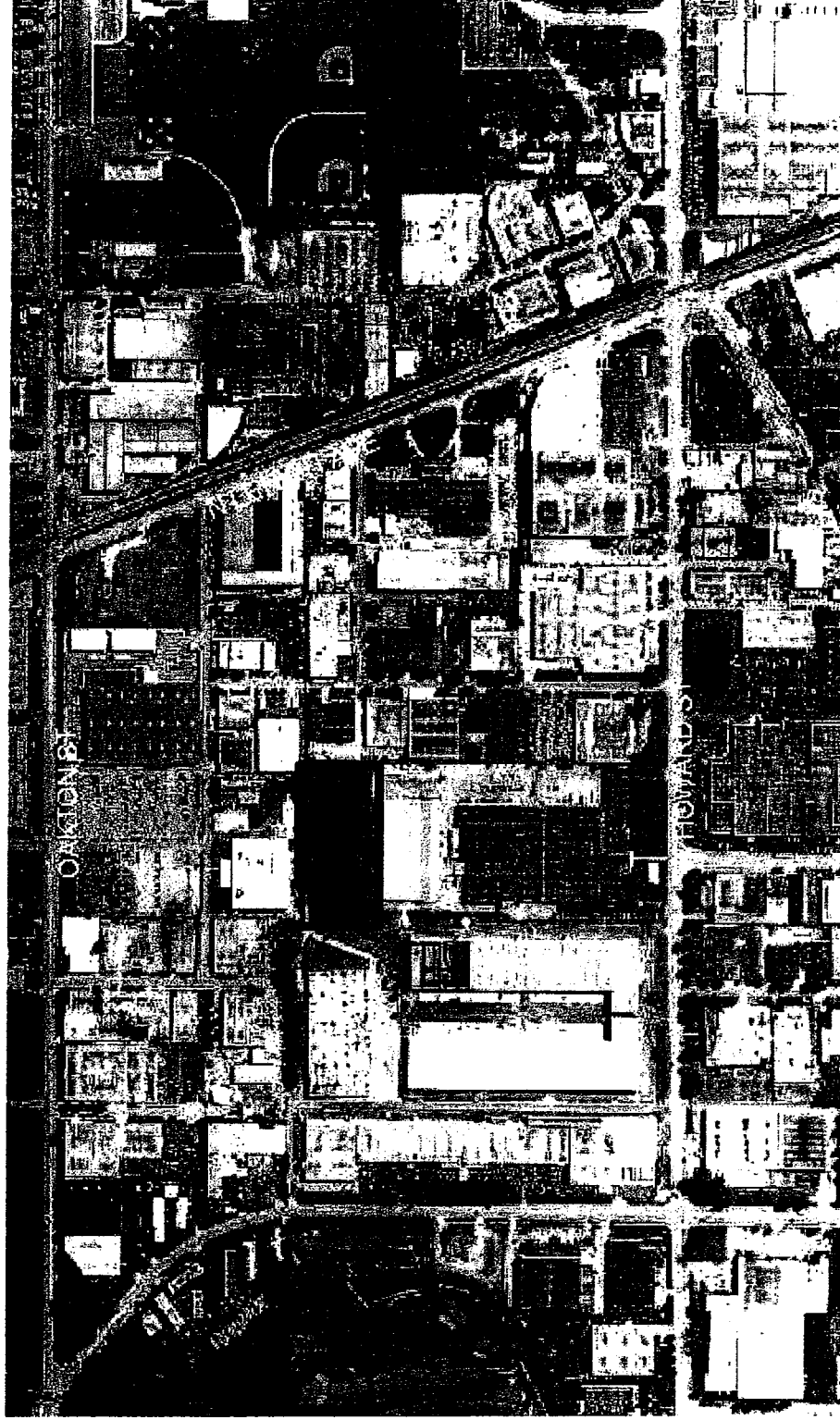
2  
Johns Drive, Glenview



**micor**

Trammell Crow Company

3  
Howard St., Niles



**nicor**

Trammell Crow Company

4  
Duke - Howard St., Niles



**nicor**

TrammellCrowCompany

5

7401 N. Hamlin, Skokie



micor

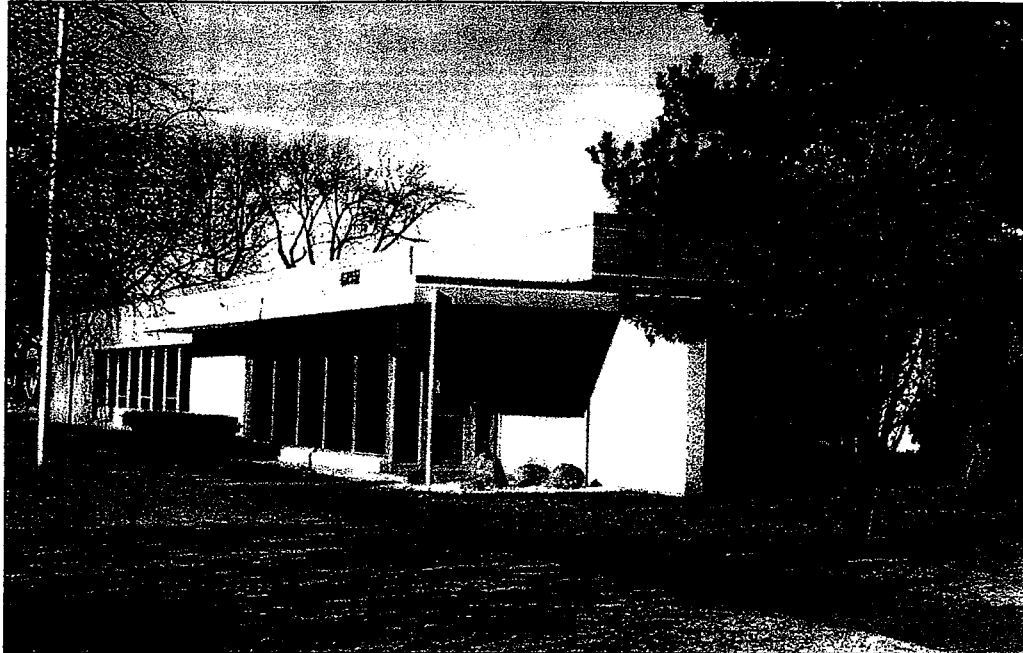
Trammell Crow Company

**For Sale  
INDUSTRIAL**

# 6250 W. Howard Street

Niles, Illinois

WP(F-4) 7 13/26



**Total Building SF:** 72,580 (expandable)  
**Office SF:** 10,628  
**Plant:** 61,952  
**Parking:** 176 (expandable)  
**Year Built:** Estimated in 1972 with renovations in 1998  
**Site:** 4.99 acres (subject to plat of survey)  
**Ceiling Height:** 16'  
**Dock High Door:** 2 interior w/levelers  
**Power:** 2 services -  
240 volts/3000 amps  
480 volts/1200 amps  
**Column Spacing:** 37' x 24'  
**Sprinklers:** Fully  
**Rental Rate PSF:** STO  
**Sale Price:** \$4,895,775  
**Real Estate Taxes:** \$150,766.09 or \$2.09 psf (2007)

## Comments:

- 100% air conditioned
- Corner location with excess land for building/parking expansion
- Key card security system with cameras
- Cafeteria for 60 people
- Heavy power with 2 separate services
- Close proximity to I-94, I-294, I-90 and O'Hare International Airport

For more information and inspection  
please contact:

**STEPHEN TRAPP**  
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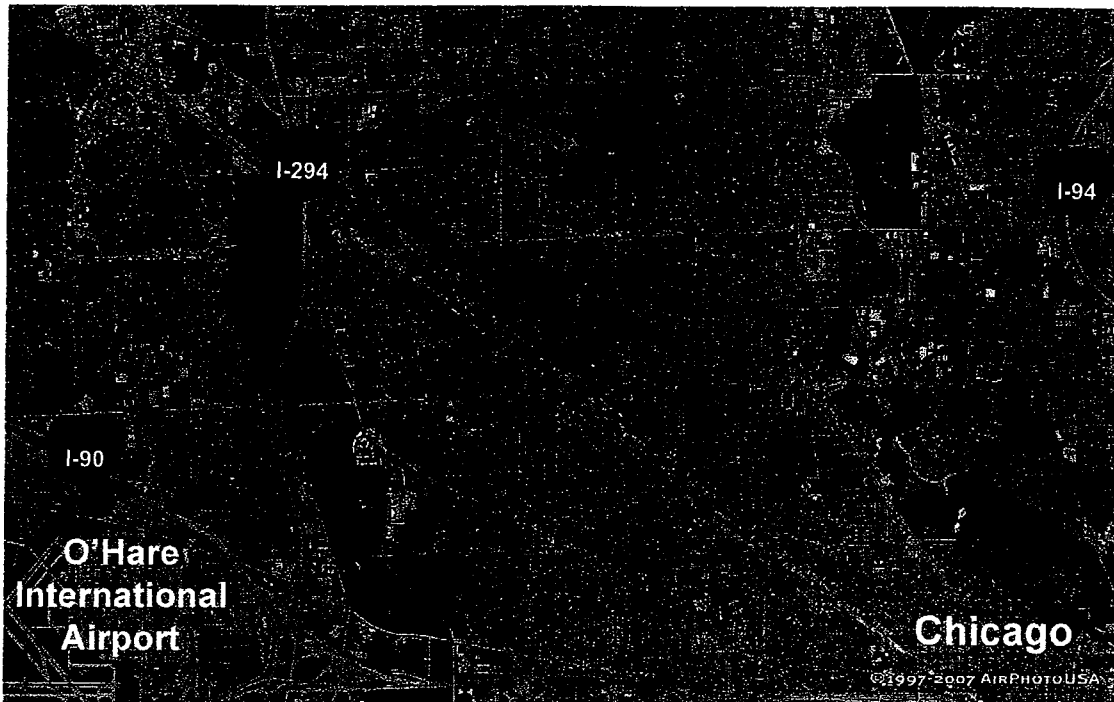
6133 N. River Road, Suite 1000  
Rosemont, Illinois 60018

For Sale  
INDUSTRIAL

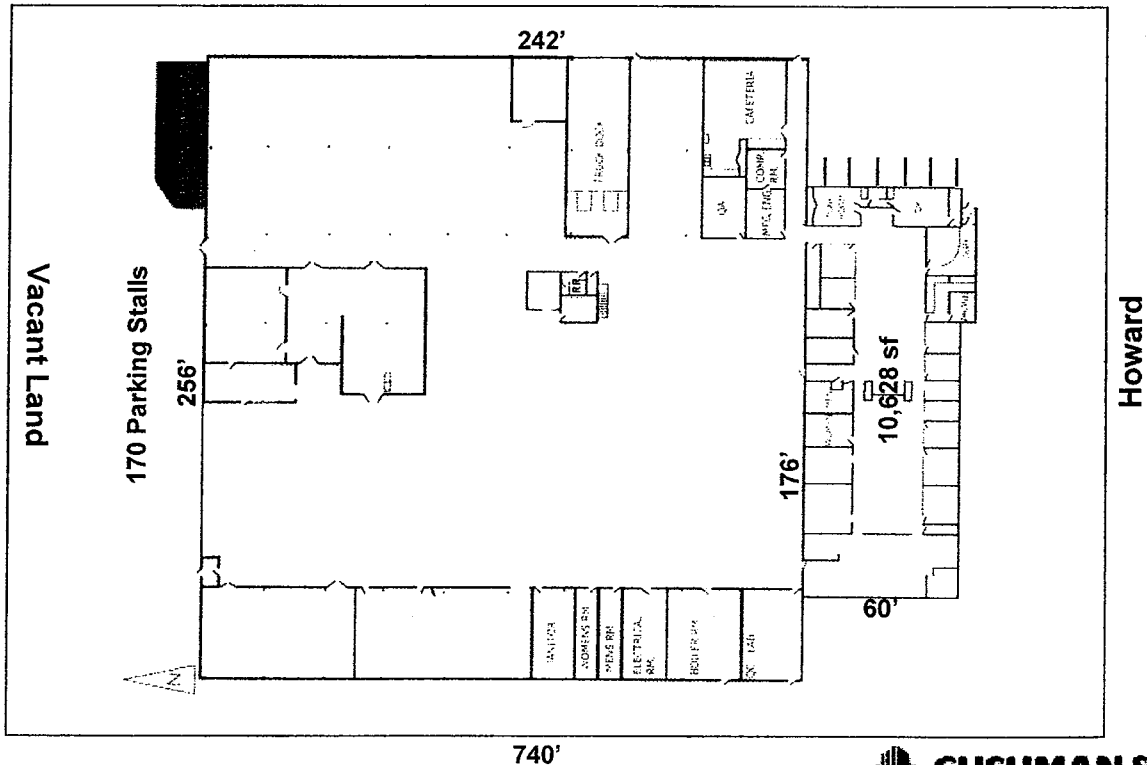
# 6250 W. Howard Street

Niles, Illinois

WP(F-4) 7 14/26



Merrimac



6133 N. River Road, Suite 1000  
Rosemont, Illinois 60018

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## **AVAILABLE FOR SALE**

4.36 Acre Landsite

**COLLIERS  
B&K**

6250 N. River Rd., Ste. 11-100  
Rosemont, Illinois 60018  
Tel 847-698-8444  
Fax 847-698-8446  
[www.colliersbk.com](http://www.colliersbk.com)

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### ***3535 Oakton St., Skokie, IL***

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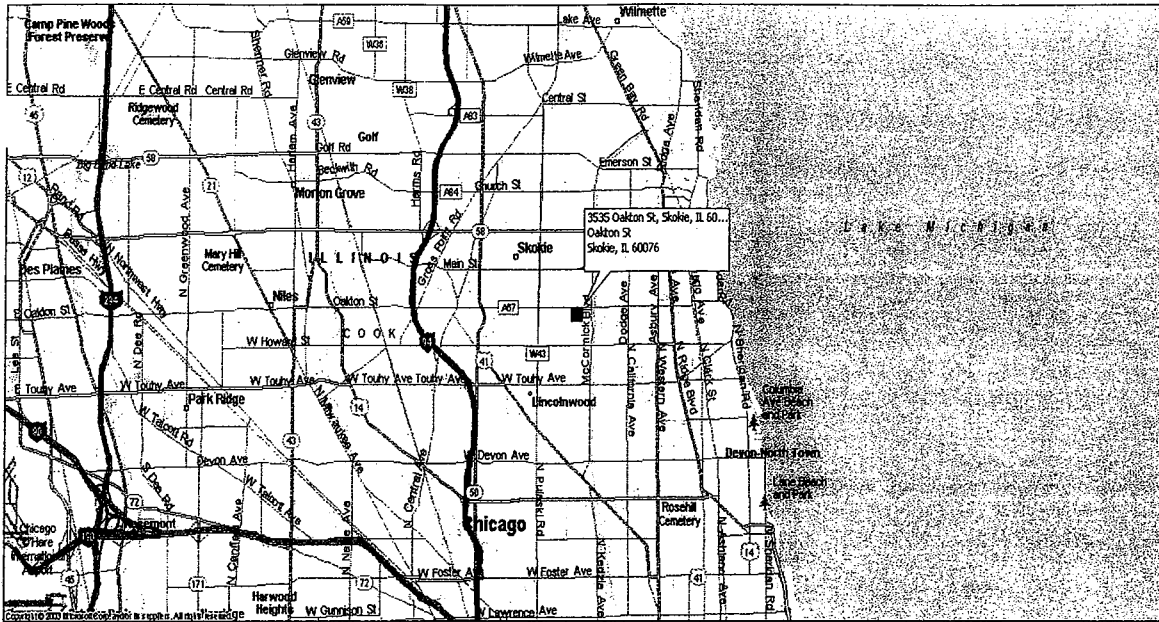
AVAILABLE SF:	189,749 Square Feet
PARCEL SIZE:	4.36 Acres
TYPE:	Vacant land
ZONING:	M-3 Industry
SALE PRICE:	\$2,400,000 (\$12.64 psf)
COMMENTS:	<ul style="list-style-type: none"><li>• Rare land site with in-fill location</li><li>• Minutes from I-94 and Touhy Avenue</li><li>• Desirable Skokie location</li><li>• Pace Bus on Oakton Street</li></ul>

#### **FOR FURTHER INFORMATION CONTACT:**

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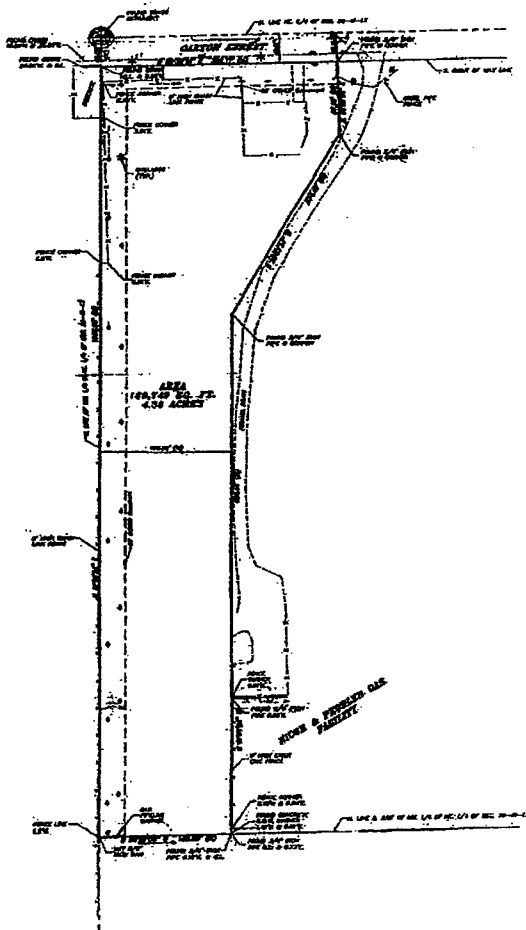
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## Plat of Survey



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